

Cairngorms National Park Authority

**Cairngorms National Park**  
Historic Designed Landscapes Project

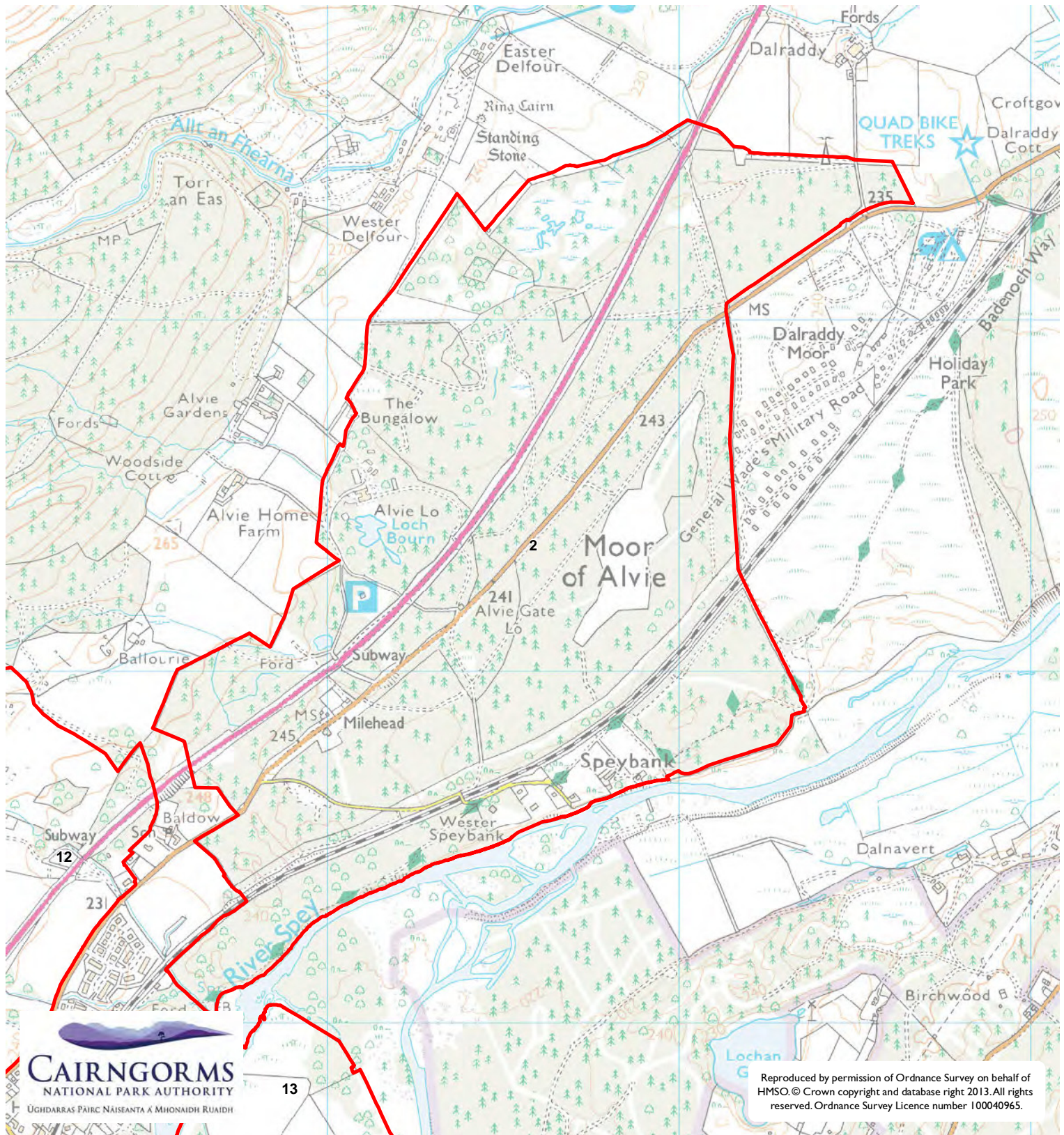
Site Research Report  
**02 Alvie Lodge**

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May 2013



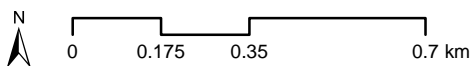
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Legend

-  Cairngorms National Park Boundary
-  Designed landscape provisional boundary

Site 2

Alvie Lodge



May 2013

## 02 Alvie Lodge

County Inverness-shire  
Parish Alvie  
NGR NH 841 075; OS 1:25,000 Sheet 403

### DESIGNATIONS

Listing Alvie House, including Estate Office (former Laundry) and Motor House : HB Number 49689 – Category B (2004)

Surrounding planting designated as Ancient Woodland.

River Spey designated as Site of Special Scientific Interest

The line of General Wade's Military Road passes through the woodland

The Badenoch Way passes through Speybank

### LOCATION AND EXTENT

Alvie Lodge lies a short distance to the west of the A9 towards the north-western edge of a large block of woodland planted on the Moor of Alvie, approximately 2km south of Loch Alvie, and 6km south of Aviemore. Between the lodge and River Spey, the woodland is cut through by the A9, the B9152 and the Perth to Inverness railway line. The woodland abuts Dalraddy Holiday Park, which is included in the Alvie estate, between the B9152 and the railway. There is a large sand and gravel quarry within the woodland. Alvie Lodge itself stands on terraced ground, overlooking Loch Bourne.

### LANDSCAPE DEVELOPMENT

#### Maps and documentary evidence

The site is recorded by Roy (c1750) as 'Alve', with three or four township settlements, an area of unenclosed rig cultivation, and two or three small blocks of woodland, straddling the Allt an Ebeàrna – though with no indication of a high status house or enclosure. Thomson (1832) shows no major house or landscape at that date. Alvie Lodge first appears on the OS First Edition (1869) overlooking Loch Gorm (now renamed Loch Bourne), amidst broadleaved woodland, surrounded by a large area of mixed broadleaved and coniferous planting which stretches southwards to the banks of the River Spey by Speybank. The Perth to Inverness railway, which is seen to cut through the woodland, was opened in 1863. The situation is largely unchanged in the OS Second Edition (1903). The house now stands on a series of grass terraces, the date of which has not been determined. The 1980s saw a major realignment of the A9, with the old main road downgraded to the B9152, and the cutting of a new road through the plantations a short distance to the west. Current maps show the gravel quarry at the heart of the wood, and the Dalraddy Holiday Park immediately to the east.

#### Building history and ownership

The house is described as an early 19th century traditional shooting lodge, rebuilt in 1858, altered and aggrandised c1909, and again in the 1920s, with some later 20th century modifications. The Rev. A McRae, in the Third Statistical Account (1985), described the house as being "...in excellent condition". Ownership has changed from time to time, the house belonging to the engineer R B Whitehead in the late 19th century and early 20th century, until sold to Lady Carnarvon in 1924. Lady Carnarvon is said to have converted part of the neighbouring farm



Roy's Military Survey c1750



Ordnance Survey 1:2,500 1st edition 1867

steading into a model dairy. The house was then sold to Alexander Williamson, son of Lord Forres, in 1927. Part of the mansion house, some estate cottages, and holiday lodges in the Dalraddy Holiday Park are currently advertised as self-catering accommodation.

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## APPENDIX

### Historical notes

**Rev. John Gordon 1792 (OSA)** comments that “the parish abounds with fir, birch, alder and a few oaks ; one proprietor only has an exclusive right to the woods on his own estate, who has lately let a lot of it to a Company, which will probably bring him £2,000 before the expiration of the lease ; the other woods are subject to servitude ... and now all the principal wood is mangled and destroyed by this libertine method of cutting ... Tree fruit does not answer well, as the late frosts generally destroy the blossom”.

**Rev. John Macdonald 1835 (NSA)** notes that “there is nothing in which the inferiority of the climate is so perceptible as in the partial and often total failure of orchard fruit such as apples, pears and plums etc. which never ripen sufficiently in any garden in this parish, except on wall trees”.

**OS Name Book 1869** (Alvie, Inverness-shire, Book 4, p23) notes that “This name is applied to a neat and commodious shooting lodge. It is three storeys high, with suitable officers detached a short distance to the north; the whole is slated and in first class repair”.

**Sir J W Ramsden 1883** (Evidence to Napier Commission) stated that he had “planted nearly 2,000 acres with 6,000,000 trees ... and that I am going on with as the seasons will permit ... At Alvie, I have put up 14 miles of internal fencing, and joined with other proprietors in putting up about 9 miles of march fence”.

**G A Crerar 1910** stated that “Sir John Ramsden purchased the property from the Baillies of the north about forty-five years ago, and in the interval extensive improvements have been effected. When he came into possession the only wood on the property consisted of detached clumps of birches, but many thousands of firs were planted and are now thriving plantations in which numerous deer have taken lodgement, besides a great number of roe deer. Sir John sold this beautiful estate a few years ago to Mr Whitehead, who has since greatly improved it in many ways ... The fine shooting lodge has been rebuilt by the owner, but is not seen from the road”.

**Rev. A D McRae 1985 (TSA)** describes “a number of men employed by the [Alvie] estate in agriculture, forestry, market gardening and sheep rearing ... Alvie House itself is in excellent condition”.

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*Alvie Lodge and garden terraces*



*Alvie Lodge, view to Loch Bourne*